

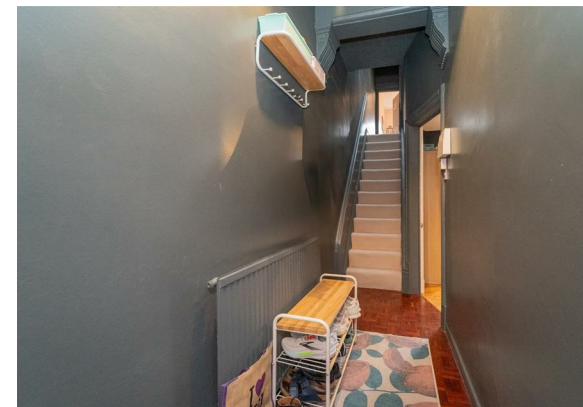
A photograph of a two-story red brick house with white window frames and a white front door. The house has a bay window on the left and a small tree in the front garden. A red car is parked on the street in front of the house. The image is part of a real estate advertisement for JP & Brimelow Estate Agents.

A photograph of a two-story red brick house with white window frames and a white front door. The house has a bay window on the left and a small tree in the front garden. A red car is parked on the street in front of the house. The image is part of a real estate advertisement for JP & Brimelow Estate Agents.

Offers In The Region Of £360,000


3 1 2

VIDEO TOUR AVAILABLE An attractive and stylishly presented, THREE BEDROOM, bay fronted property situated in Old Trafford. This period mid terrace is located on a highly desirable and sought-after tree-lined residential road. Within easy walking distance of Ayres Road with all of its amenities, Seymour and Hullard Parks are nearby, as well as the Metrolink station at Trafford Bar, giving you direct access into Manchester City centre and Media City. In brief, the accommodation consists of; a porch, an entrance hall, a lounge to the front aspect complete with bay window, a dining area, a modern fully fitted kitchen which has access down into the useful chamber cellars along with views and access out into the enclosed courtyard. Stairs leading to the first-floor landing reveal three good sized bedrooms and modern white three-piece bathroom suite. The property benefits from gas fired central heating, stripped and varnished floor boards, ceiling coving, an alarm system, and a rear enclosed garden.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **B**



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow